



Offers Over
£625,000

Beechwood, High Street

Gifford | East Lothian | EH41 4QU

Occupying a prime position within a tranquil conservation village, this substantial B-listed semi-detached house represents a rare opportunity to acquire a home of exceptional character set within generous private grounds.

-  3 Bedrooms
-  3 Reception rooms
-  2 Bathrooms plus WC
-  Substantial Private Gardens
-  Gated driveway
-  EPC rating – E
-  Council tax band - F



Description

Enjoying a substantial plot extending to approximately one third of an acre, the property combines period charm with thoughtfully designed modern living. The gardens formerly held planning permission for the construction of a separate two or three bedroom dwelling on the site of the previous garage, offering notable future potential. The house has been sympathetically extended and carefully maintained to create a generous and highly adaptable arrangement of accommodation over two floors. A welcoming entrance hallway provides useful storage and sets the tone for the space and quality found throughout the home. At the heart of the house is a superb dual aspect reception room, centred around a striking dual-faced stove which also serves the adjoining family room, creating a natural connection between the principal living spaces. The family and garden room enjoys an abundance of natural light through floor-to-ceiling glazing, framing views of the surrounding gardens and providing an inviting space for relaxed everyday living. The open plan kitchen and dining room is both elegant and practical, featuring bespoke solid beech cabinetry and a traditional Aga, with ample space for dining and entertaining. A utility room with rear porch access to the garden and a cloakroom with WC complete the ground floor accommodation. Upstairs, a generous landing with further storage leads to an impressive principal bedroom suite with a dual aspect outlook across the gardens. This refined space incorporates a dressing room, built-in wardrobes and a well-appointed en-suite shower room. Two further double bedrooms, both with built-in wardrobes, are served by a family bathroom featuring a classic claw-foot bath and separate walk-in shower. Benefits include oil-fired central heating.



Extras

The white goods, Aga, window blinds and light fittings shall be included in the sale along with the greenhouse, timber sheds and playhouse in the garden.

Gardens and Parking

Externally, the gardens are a defining feature of the property, extending to around one third of an acre and offering a rare sense of space and privacy within the village setting. Beautifully stocked with a wide selection of mature plants, shrubs and trees, the garden is predominantly laid to lawn with a substantial patio area offering the ideal spot for al fresco dining during the warmer months. The grounds provide ample off-street parking and include the site of the former garage where planning permission previously existed for the construction of an additional dwelling.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

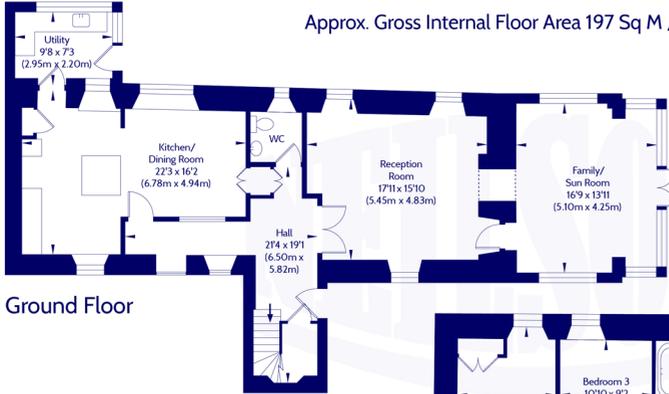
The property is situated in the heart of Gifford, a picturesque East Lothian conservation village, known for its leafy streets, attractive period buildings and strong sense of community. High Street takes its name from its elevated position overlooking the village park, while the nearby Main Street provides a range of everyday amenities and local shops, allowing the property to enjoy both a peaceful setting and convenient access to village life. Centred around an appealing village green, Gifford offers a welcoming blend of rural charm and everyday convenience. The well regarded Tweeddale Arms Hotel overlooks the green and has long been a focal point for village life, while the popular Lanterne Rouge provides further options for dining and socialising. The Lanterne Rouge takes its name from the traditional award given to the final rider to finish the Tour de France, a fitting reference to the area's popularity with cyclists who are drawn to the quiet roads and rolling East Lothian countryside.



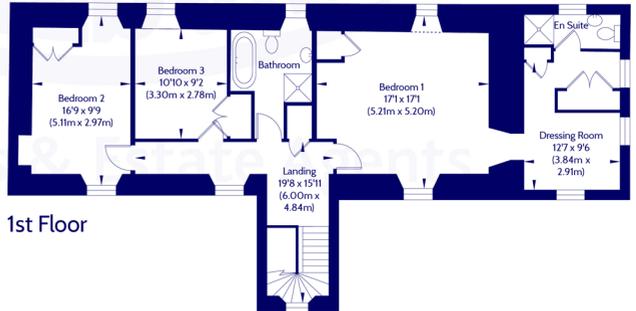
Everyday needs are well served by a local convenience store, gift shop, garage and post office with newsagent, while the nearby market town of Haddington offers a wider selection of shops and services. The surrounding countryside provides excellent opportunities for walking and cycling, with routes beginning at the village edge and woodland paths through the Gifford Community Woodlands and the Yester Estate. Within the village there is a park, a well-used village hall hosting a range of social activities, a bowling club, two golf courses and numerous other local clubs catering for a wide range of interests. Yester Primary School is located within the village, with secondary education at the well regarded Knox Academy in nearby Haddington. Edinburgh city centre can be reached in around forty minutes by car via the A1, whilst local bus services also provide access from the village to Edinburgh and the surrounding areas, with regular rail services from Longniddry providing swift connections into the capital.



Approx. Gross Internal Floor Area 197 Sq M / 2124 SqFt.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

